

MINUTES
EVANS CITY COUNCIL
Regular Meeting
December 20, 2011 - 7:30 P.M.

CALL TO ORDER

Mayor Achziger called the meeting to order at 7:30 p.m.

PLEDGE

ROLL CALL:

Present: Mayor Achziger, Mayor Pro Tem Morris, Councilmembers Brown, Neibauer, Schaffer and Wells

Absent: Councilmember Burmont

AUDIENCE PARTICIPATION:

There was no audience participation.

APPROVAL OF AGENDA:

Councilmember Schaffer made motion, seconded by Councilmember Brown to approve the agenda as presented. Motion passed with all voting in favor thereof.

CONSENT AGENDA:

A. Approval of Minutes of the Regular Meeting of December 6, 2011

Councilmember Schaffer made motion, seconded by Mayor Pro Tem Morris to approve the Consent Agenda as presented. Motion passed with all voting in favor thereof.

NEW BUSINESS:

A. Public Hearing – Use by Special Review – Installation of solar panels – 3202 11th Avenue (Campus Crest)

Mayor Achziger opened the Public Hearing.

Sheryl Trent, Community and Economic Development Director reported the following:

The City received an application from Campus Crest, land owner, represented by Solar City Corp, for a Use by Special Review for installation of solar panels for the property located at 3202 11th Avenue, commonly referred to as The Grove. The reason this is a Use by Special Review is that the entire project as constructed was approved by USR and any material changes or additions must also be approved by a USR.

The request is for the installation of flush-mounted, rooftop grid-tied solar PV arrays on ten (10) buildings as shown in the attached plans.

The Planning Commission recommended approval of the USR.

Derek Exposito, Project Manager at Solar City, stated they believe this would be beneficial to the City from the fees collected from the permit as well as the work. This would also be very green.

Mayor Achziger asked if anyone in attendance wished to speak in favor of the Use by Special Review. No one responded.

Mayor Achziger asked if anyone in attendance wished to speak in opposition to the Use by Special Review. No one responded.

Mayor Achziger closed the Public Hearing.

Council felt that the solar panel installation made good sense and would promote green technology in the City.

Councilmember Brown made motion, seconded by Councilmember Schaffer to approve Resolution 35-2011. Motion passed with all voting in favor thereof.

B. Ordinance No. 532-11 – Adds Chapter 18.25 – Site Plan Regulations to the Evans Municipal Code (1st Rd)

Sheryl Trent, Community and Economic Development Director, reported the following:

Currently, the City does not have a formal written process for review and approval of Site Plans for commercial, industrial or multi-family development. Without this review and approval process the City has no ability to ensure that new development is consistent with the City's Design Standards including but not limited to parking, architecture, signage and landscaping.

The proposed code additions require Site Plan approval for all new development except for single family dwellings and duplexes. Site Plan approval is needed for a building permit for all multi-family, commercial and industrial developments as well as parks, open space and trails.

The proposed codes are user friendly for both staff and the applicant, by streamlining the review and approval process so that approval is completed at the staff level and the submittal requirements allow staff to review the project not only for compliance with design standards and other City regulations but also the economic impact the development will have.

Mayor Pro Tem Morris stated that he thoroughly reviewed the regulations and appreciated all of the hard work and effort by staff.

Councilmember Wells made motion, seconded by Councilmember Brown to approve Ordinance No. 532-11 on first reading. The motion passed with all voting in favor thereof.

C. Resolution No. 36-2011- Approving an Intergovernmental Agreement for administrative services between the City of Evans and the Evans Fire Protection District

Warren Jones, Fire Chief, reported the following:

The Service Plan and IGA between the City and the Evans Fire Protection District calls for the District to contract with the City of Evans for certain administrative services. These services are those related to human resources, risk management and benefit administration, finance, account and payroll, insurance and information technology support. The Service Plan anticipated that the cost of these services to be \$102,207 and the approved 2012 District budget includes this amount.

The IGA stipulates the terms of the agreement and Exhibit A separates the service to be provided by the City into Bundled Services and Specific Services. The specific services costs are the liability, workers compensation and property insurance for the District as part of the City's overall insurance package. The cost of \$ 42,899 was estimated by the City insurance broker as part of the Taskforce process earlier this year and has been adjusted for the estimated cost in 2012. This is less than the District purchasing its own insurance through the same broker or another vendor. The bundled services do not have a specific cost attached to each service and instead was estimated from a percentage of staff time devoted to these services.

Mayor Pro Tem Morris made motion, seconded by Councilmember Schaffer to approve Resolution No. 36-2011. Motion passed with all voting in favor thereof.

REPORTS:

The City Manager reported on the following:

Updated Website/Logo: The newly updated website will be available to view at the January 3rd meeting. The new logo has been picked, with a western font.

Mr. Hogan thanked the Council for everything they have achieved over the last year. Aden and Mayor Achziger will be putting on a presentation at CML regarding what happens when there is a successful relationship between City Council and management.

The City Attorney reported on the following:

Outside water rates: Mr. Anson stated that Councilmember Burmont had a question concerning the outside water rates to Arrowhead and Hill N Park. Mr. Anson explained that the rates were implemented through a verbal agreement with the developers when the subdivisions were developed. Mr. Anson closed by saying that he will also be researching the actual contracts.

AUDIENCE PARTICIPATION:

Mayor Achziger thanked everyone for a very successful year. One of those successes was the formation of the Evans Fire Protection District. He reiterated his beliefs that if you communicate with the citizens, are honest and transparent, the citizens will support local government.

ADJOURNMENT TO EXECUTIVE SESSION:

Mayor Pro Tem Brown made motion, seconded by Councilmember Schaffer to adjourn to an Executive Session for the discussion of a personnel matter pursuant to CRS 24-6-402(4)(f). Motion passed with all voting in favor thereof.

City Council adjourned into Executive Session at 8:17p.m.

City Council came out of Executive at 9:00 p.m.

ADJOURNMENT:

Mayor Achziger adjourned the meeting at 9:01 p.m.

A handwritten signature in cursive script, appearing to read "Shannon Metcalf".

Shannon Metcalf
Customer Service Unit Manager